

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, May 3, 2007**

MINUTES

Chairperson, Russ Iverson, called the meeting to order at 6:30 PM. Members present: Dave Aubart, Frank Cowan, Russ Iverson, Phil Nies and Mark Olson. Members absent: Jeff Schultz. A motion was made by Cowan, seconded by Aubart to approve the agenda. Motion carried. The minutes of the April 5, 2007 meeting were read. Motion by Olson, seconded by Cowan to approve the minutes as read with change of desired Grindstone Shallows Park sign to be cedar, not aluminum. Motion carried.

ZONING:

Updates received from Sawyer County Zoning Administration: Conditional Use Renewal Application-Vaughan Skille; Monarch Paving, lessee, was approved with conditions. Conditional Use Application- Lake Superior District Power Company was approved.

- 1.) Rezone Application – Cranberry Ridge LLC, c/o Steve Sletner has applied for a rezone from A1 to RR1 for the construction of a condominium containing a maximum of 28 single-family units. Approximately 30.40 acres to be rezoned out of the total 57.75 acres of which 24.85 acres is wetland and 2.5 acres is already zoned RR1. Partial rezone done in 2002. Lengthy discussion followed. Nies read minutes from July 8, 2002 regarding 2002 rezone. Eight audience members were opposed, one in favor. Motion by Cowan, seconded by Aubart to deny. Motion carried. Finding of Fact: The change in zone district would be contrary to the public interest and would not be in compliance with the spirit of the zoning ordinance because it would be damaging to the rights or others and property values and it would be detrimental to ecology, wildlife, wetlands or shore lands. Copy of original application from July 2002 attached.
- 2.) Conditional Use Application– Cranberry Ridge LLC, c/o Steve Sletner has applied for a conditional use permit for the construction of 28 single-family condominium units. Lengthy discussion followed. Eight audience members were opposed, one in favor. Sletner proposed the construction of the homes as well as 0.56 acres of fill along the lake, adding an access dike for lake access with single docks, a condominium association storage facility, a common septic drain field for all condominiums and a buffer litigation plan. Sletner stated they would all be individually owned units, with Units 1 & 2, 3 & 4 and 20 & 21 to be twin units/duplexes necessitating the conditional use permit. Sletner stated twin units/duplexes will be one or two story with a footprint of 40 feet deep by 90 feet wide and if owners want a garage, the square footage must come out of the original 40' x 90' footprint. Motion by Iverson, seconded by Cowan to deny. Motion carried. Finding of Fact: The change in conditional use would be contrary to the public interest and would not be in compliance with the spirit of the zoning ordinance because it would be damaging to the rights or others and property values and it would be detrimental to ecology, wildlife, wetlands or shore lands. Copy of original application from July 2002 attached.

- 3) Proposed Amendments- Sawyer County Zoning Ordinance and Sawyer County Zoning Committee By-laws.

Proposed Amendment to the Sawyer County Zoning Ordinance

SECTION 9.0 ADMINISTRATOR

Reads: 9.12 (4) Survey the county, upon adoption of this ordinance and when necessary, upon passage of amendments, identify and record information relative to nonconforming uses and structures.

Change to Add: **unless exempted by State Statute 59.69(10)(3)(d).** Motion by Aubart, seconded by Cowan to recommend approval. Motion carried.

Proposed Amendment to the Sawyer County Zoning Committee Rules and By-laws

SECTION 7.0 DECISIONS OF THE COMMITTEE

Reads: 7.11 Appeals of Committee Decision-Any person or persons jointly or severally aggrieved by any decision of the Zoning Committee, or any taxpayer, or any officer, department board, or bureau of the County may commence an action with the Sawyer County Board of Appeals to review the Committee's decision in whole or in part, within thirty (30) day after the filing of the decision in the office of the Committee

Change to Add: **In those situations where action on a Committee recommendation is required by the Sawyer County Board of Supervisors, the appeal time is the lesser of thirty (30) days after the filing of the decision in the office of the Committee or the date that the Sawyer County Board of Supervisors is presented with the Committee's recommendation.** Motion by Aubart, seconded by Cowan to recommend approval. Motion carried.

OLD BUSINESS:

- 1.) Sawyer County Wind Energy System Ordinance-Nies reported it is set to be heard in July at Zoning
- 2.) Grindstone Shallows Park Sign- Tim Bengs was present with sign. Discussion followed regarding finishes and design layout.
- 3.) Update Records of Planning Committee decisions-Olson and Nies organized past decisions to help remain consistent. Olson will submit a final copy to all members at the next meeting.

NEW BUSINESS:

- 1.) Grindstone Shallows Park-Proposed Closing of North Avenue to Post Avenue for Motorized Traffic- Discussion followed. Committee would like to see it eventually turned into a nature/walking trail. Motion by Aubart, seconded by Cowan to close North Avenue to any motorized vehicles. Motion carried.
- 2.) Proposed Removal of Jeff Schultz from Planning Committee due to his continued absence in the last year. Motion by Aubart, seconded by Cowan for Town Board to remove Jeff Schultz. Motion carried.
- 3.) Proposed Nomination of Additional Members and Secretary to Planning Committee. Motion by Aubart, seconded by Cowan for Town Board to investigate filling in additional Planning Committee positions. Motion carried.

- 4.) Town Board Member for Planning Committee- Nies stated he would like to step back when a new board member is ready to take the Board Member position on the Planning Committee. Nies will talk to Chairperson Sanders.

Motion made by Cowan, seconded by Aubart to adjourn meeting. Motion carried. Meeting adjourned at 8:21PM. The next meeting will be held on June 7, 2007 at 6:30 PM.

/s/ Dawn Henk, Clerk
Town of Bass Lake, Sawyer County